

MASTERFULLY REMODELED – REFRESHING CONTEMPORARY DESIGN

FOR LEASE ±953 - 2,959 RSF

W. COCHRAN STREET | SIMI VALLEY | CALIFORNIA

40



MICHAEL D. FOXWORTHY | EXECUTIVE VICE PRESIDENT

P: 805.384.8830

E: mike.foxworthy@daumcommercial.com

CA License: #00773787



FOR LEASE ±953 - 2,959 RSF

W. COCHRAN STREET | SIMI VALLEY | CALIFORNIA



PROPERTY HIGHLIGHTS

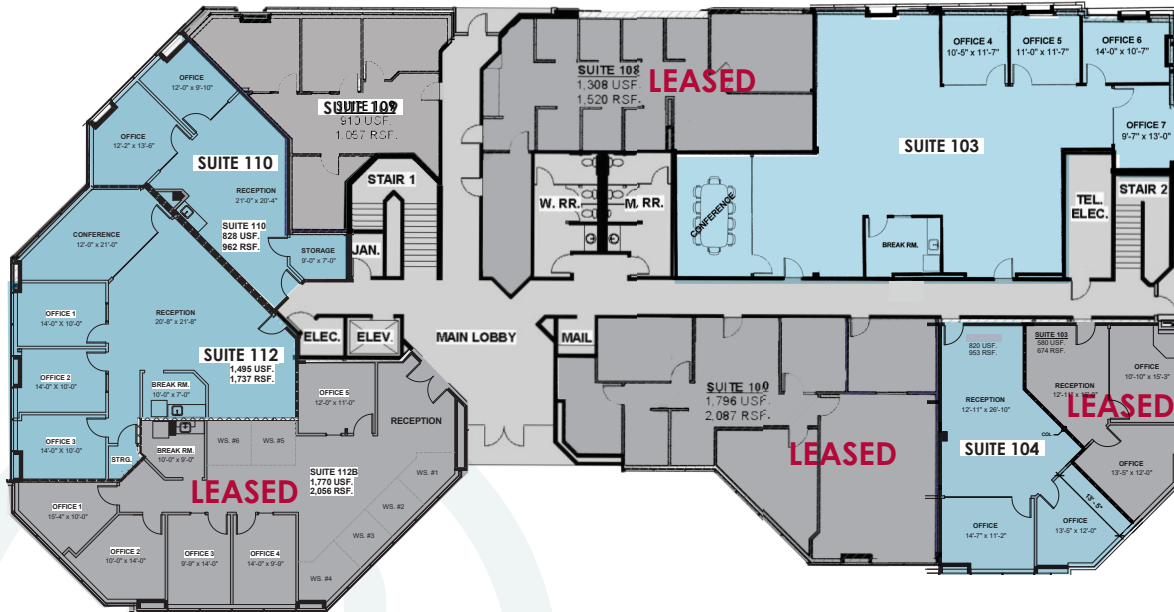
- Newly acquired by Scheu Development - Common Areas have been meticulously refreshed with contemporary design - to code
- All new HVAC units and thermostats
- Highly desirable location in Simi Valley
- One of the few Class A corporate office options in the Simi Valley office market
- Close proximity to the Ronald Reagan (118) Freeway
- Shallow bay depths and abundant window line
- Close proximity to numerous upscale amenities including the Simi Valley Town Center
- 4.00/1,000 parking ratio. Well distributed around the property



D/AQ Corp. #01129558. Maps Courtesy @Google & @Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

FLOOR PLAN

FIRST FLOOR



AVAILABLE SUITE	RSF	RSF PER MONTH
103	2,959 RSF	\$2.35 RSF PER MONTH, FSG
104	953 RSF	\$2.35 RSF PER MONTH, FSG
109	1,057 RSF	LEASED
110	962 RSF	\$2.35 RSF PER MONTH, FSG
112	1,737 RSF	\$2.35 RSF PER MONTH, FSG

AVAILABLE

LEASED

SIMI VALLEY
BUSINESS CENTER

FOR MORE INFORMATION, CONTACT:

MICHAEL D. FOXWORTH | EXECUTIVE VICE PRESIDENT
 P: 805.384.8830
 E: mike.foxworthy@daumcommercial.com
 CA License: #00773787



DAUM
COMMERCIAL REAL ESTATE SERVICES

SUITE 103



2,959
RSF



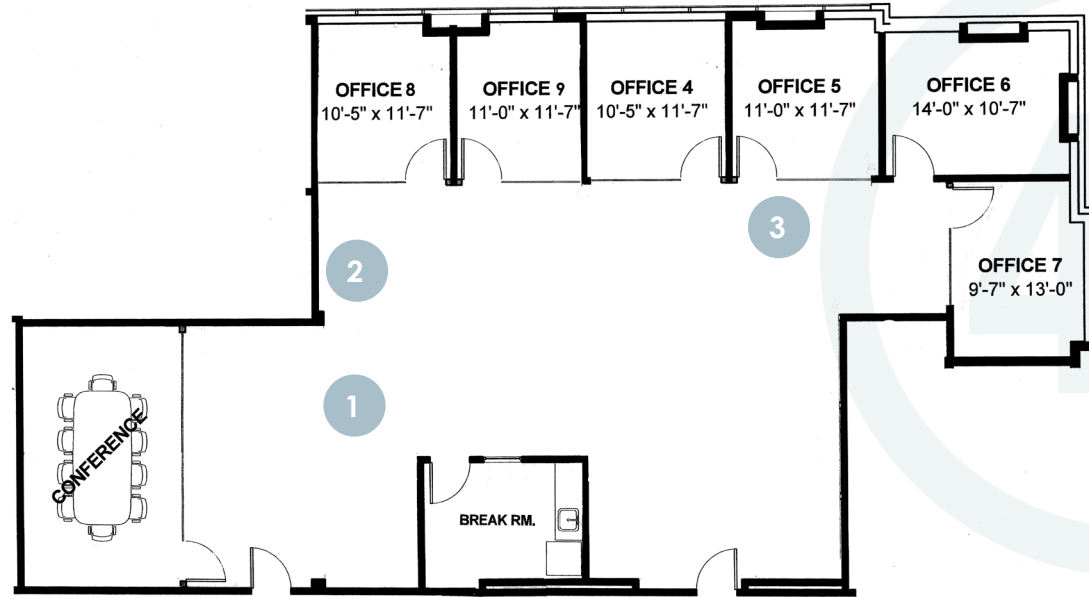
6
PRIVATE
OFFICES



\$2.35
PSF



FIRST
FLOOR



SIMI VALLEY
BUSINESS CENTER

FOR MORE INFORMATION, CONTACT:

MICHAEL D. FOXWORTHY | EXECUTIVE VICE PRESIDENT

P: 805.384.8830

E: mike.foxworthy@daumcommercial.com

CA License: #00773787



DAUM
COMMERCIAL REAL ESTATE SERVICES

SUITE 104



953
RSF



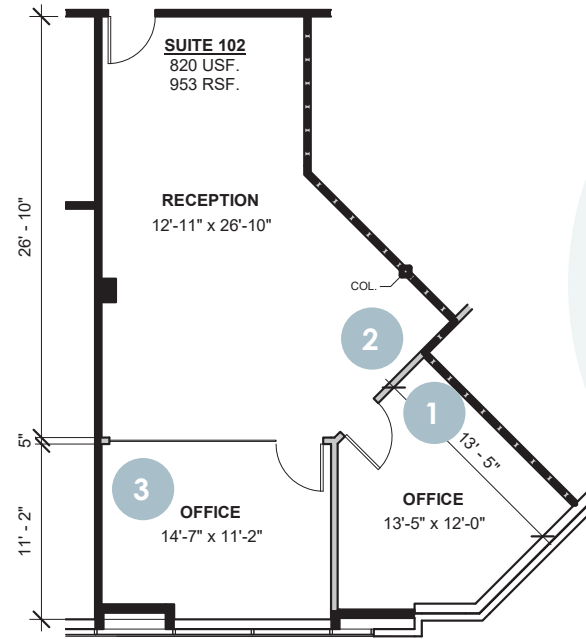
2
PRIVATE
OFFICES



\$2.35
PSF



FIRST
FLOOR



SIMI VALLEY
BUSINESS CENTER

FOR MORE INFORMATION, CONTACT:

MICHAEL D. FOXWORTH | EXECUTIVE VICE PRESIDENT
P: 805.384.8830
E: mike.foxworthy@daumcommercial.com
CA License: #00773787



DAUM
COMMERCIAL REAL ESTATE SERVICES

SUITE 110



962
RSF



2
PRIVATE
OFFICES



1
KITCHENETTE



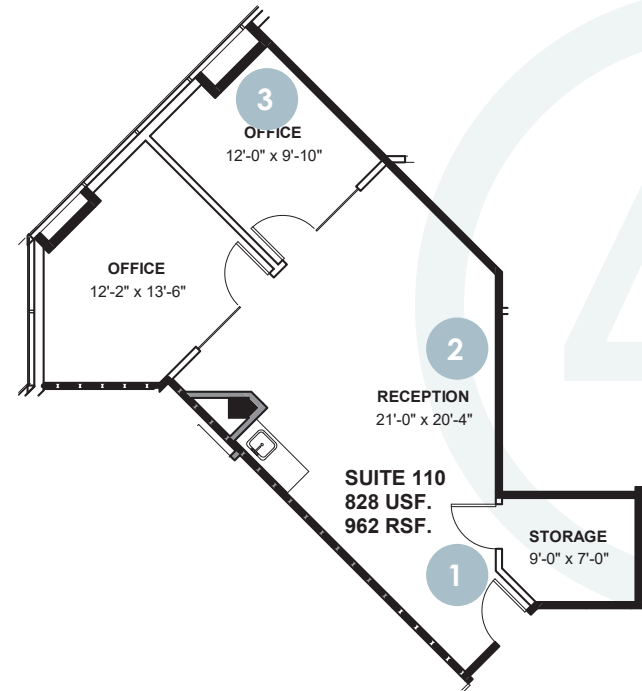
\$2.35
PSF



FIRST
FLOOR



1
STORAGE



SIMI VALLEY
BUSINESS CENTER

FOR MORE INFORMATION, CONTACT:

MICHAEL D. FOXWORTHY | EXECUTIVE VICE PRESIDENT
P: 805.384.8830
E: mike.foxworthy@daumcommercial.com
CA License: #00773787



DAUM
COMMERCIAL REAL ESTATE SERVICES

SUITE 112



1,737
RSF



3
PRIVATE
OFFICES



1
BREAK ROOM/
SINK



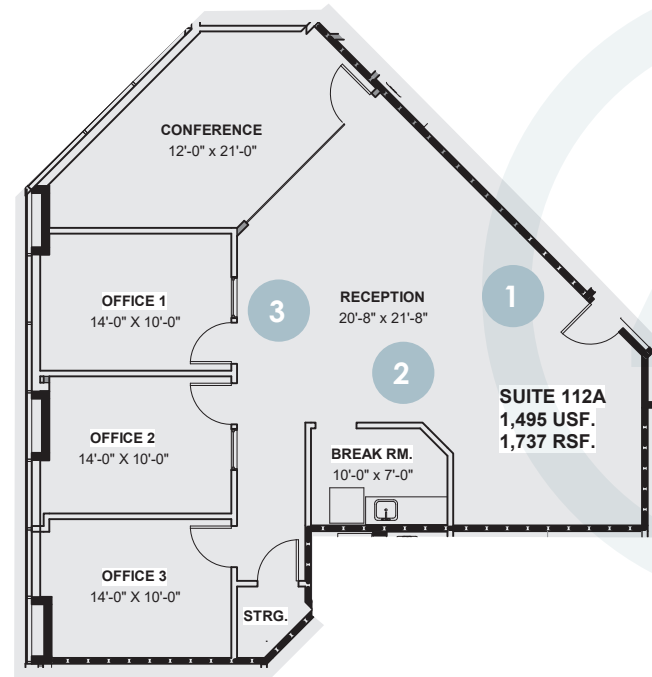
\$2.35
PSF



FIRST
FLOOR



1
CONFERENCE
ROOM



SIMI VALLEY
BUSINESS CENTER

FOR MORE INFORMATION, CONTACT:

MICHAEL D. FOXWORTHY | EXECUTIVE VICE PRESIDENT

P: 805.384.8830

E: mike.foxworthy@daumcommercial.com

CA License: #00773787



DAUM
COMMERCIAL REAL ESTATE SERVICES

SUITE 200



1,142
RSF



2
PRIVATE
OFFICES



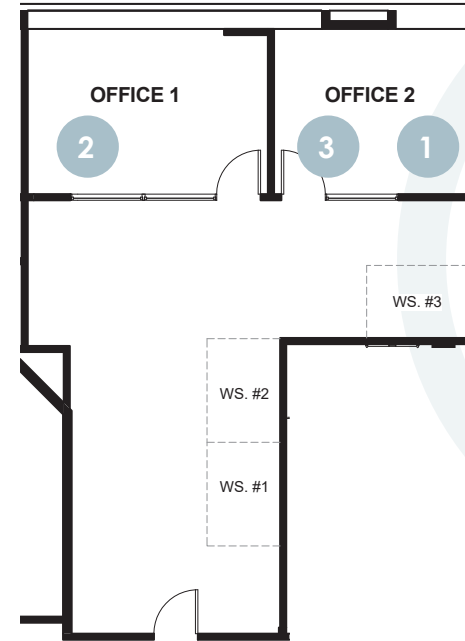
1
SINK



\$2.35
PSF



SECOND
FLOOR



SIMI VALLEY
BUSINESS CENTER

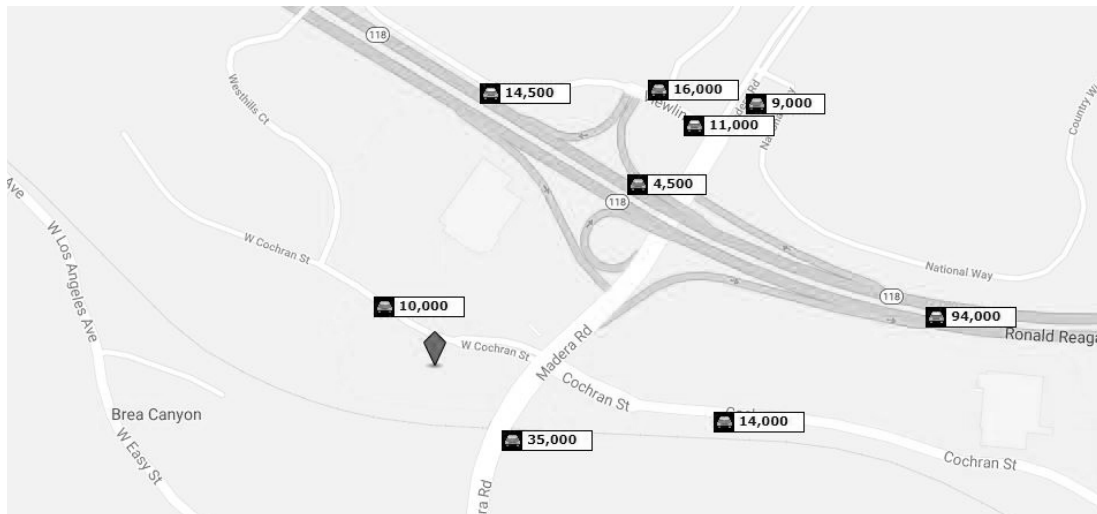
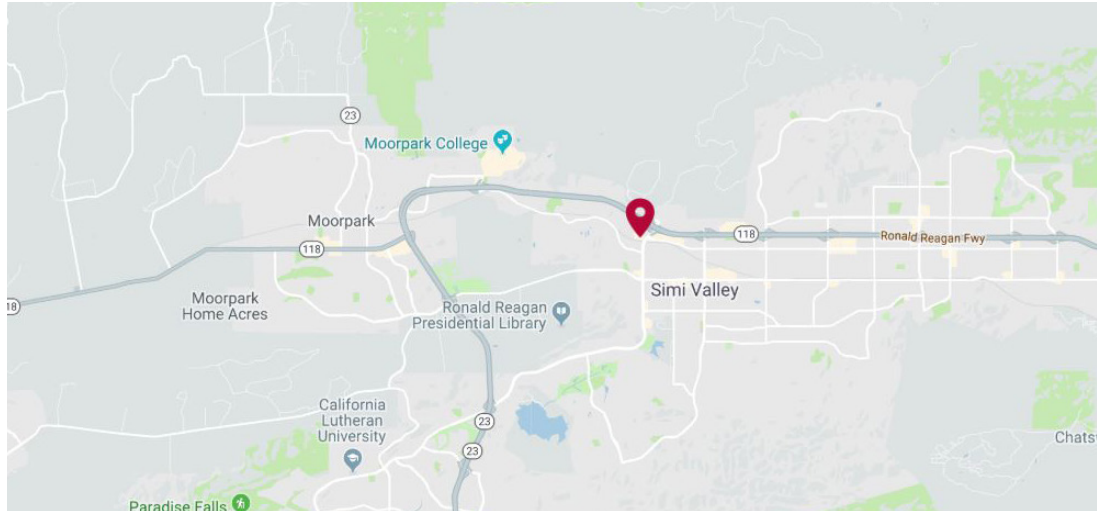
FOR MORE INFORMATION, CONTACT:

MICHAEL D. FOXWORTHY | EXECUTIVE VICE PRESIDENT
P: 805.384.8830
E: mike.foxworthy@daumcommercial.com
CA License: #00773787



DAUM
COMMERCIAL REAL ESTATE SERVICES

DEMOGRAPHICS



Radius	1 Mile	3 Mile	5 Mile
Population:			
2023 Projection	5,683	58,228	131,937
2018 Estimate	5,583	57,355	129,680
2010 Census	5,381	56,070	125,263
Average Age:			
	38.60	38.30	38.40
Pop Growth 2018-2023:	1.79%	1.52%	1.74%
HH Growth 2018-2023:	1.81%	1.58%	1.77%
2018 Avg Household Income	\$112,303	\$116,404	\$124,269
2018 Med Household Income	\$95,121	\$94,284	\$101,296
Total Specified Consumer Spending (\$)	\$64,815	\$660,987	\$1,541,287
Employment:			
Total Businesses	752	2,833	5,030
Employees	9,749	25,862	49,479

Traffic Count				
Collection St.	Cross Street	Cross St Dist.	Traffic Vol.	Dist From Subject
Madera Rd	Cochran St	0.09 NE	35,000	0.1
Cochran St	Park Center Dr	0.04 SE	10,000	0.1
W Easy St	Madera Rd	0.10 E	8,500	0.23
Ronald Reagan Fwy	Madera Rd	0.07 SE	4,500	0.29
Cochran St	Freedom Way	0.07 E	14,000	0.3
View Lane Dr	Brea Canyon Rd	0.17 E	14,500	0.3
View Lane Dr	Madera Rd	0.05 SE	11,000	0.38
Brea Canyon Rd	View Lane Dr	0.02 SW	16,000	0.38
Madera Rd	View Lane Dr	0.06 SW	9,000	0.44
Madera Rd	Strathearn Pl	0.08 S	33,000	0.45

FOR MORE INFORMATION, CONTACT:

MICHAEL D. FOXWORTHY | EXECUTIVE VICE PRESIDENT
 P: 805.384.8830
 E: mike.foxworthy@daumcommercial.com
 CA License: #00773787

**SIMI VALLEY
 BUSINESS CENTER**

